



Property Summary

GROUND LEASE OR BUILD TO SUIT: Retail/Medical Pad Sites located at the intersection of Highway 72 West and Balch Road in Huntsville, Alabama.

With an Average Household Income of \$128,587, Huntsville is now the largest city in the state and in 2022 was ranked the No.1 "Best Place to Live" by U.S. News & World Report.

This property receives incredible exposure with Traffic Counts of 53,112 VPD at the intersection of Balch Road.

Across the street is the new Clift Farm Mixed-Use Project, the 550-acre development consisting of 1,750 residential units, 350,000 SF of office, and 400,000 SF of retail.

On the other side of Balch Rd is Madison Hospital, a 100-bed facility that is part of the Huntsville Hospital System.



TRAFFIC COUNTS

42,966 VPD – Highway 72 West
10,146 VPD – Balch Road

Total Population:

Total Employees:

Median HH Incomes:

	1-Mile	3-Mile	5-Mile
Total Population:	5,930	43,540	101,308
Total Employees:	1,734	7,465	22,328
Median HH Incomes:	\$117,115	\$107,630	\$95,402

AVAILABLE PAD SITES

Property Aerials



Site Plan

Site Plan

